



WILLIAM T FUJIOKA
Chief Executive Officer

County of Los Angeles CHIEF EXECUTIVE OFFICE

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March 9, 2010

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**DEPARTMENT OF PUBLIC WORKS:
EAST RANCHO DOMINGUEZ LIBRARY PROJECT
APPROVE REVISED BUDGET; AWARD AGREEMENT
SPECS. 7018; CAPITAL PROJECT 77600
(SECOND DISTRICT) (3 VOTES)**

SUBJECT

The recommended action will allow the Department of Public Works to proceed with the design of the East Rancho Dominguez Library project.

IT IS RECOMMENDED THAT YOUR BOARD:

1. Approve the revised Project budget of \$7,530,000 for the East Rancho Dominguez Library Project funded by Second District Funds for Enhanced Unincorporated Area Services (Proposition 62), Second District Various Improvements net County cost and Second District Road Construction Program funds.
2. Award and authorize the Director of Public Works to execute an agreement with Carde Ten Architects to provide architectural/engineering design, consultant, and construction administration services for the East Rancho Dominguez Library project for a \$468,800 not-to-exceed fee.

Board of Supervisors

GLORIA MOLINA
First District

MARK RIDLEY-THOMAS
Second District

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Third District

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Fifth District

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PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended actions will allow the Department of Public Works (Public Works) to proceed with design of the East Rancho Dominguez Library project located at 15311 South Atlantic Avenue, in the unincorporated area of East Compton.

The proposed project will construct a new 7,000-square-foot library building to include adult reading areas, a teen area, a children's area with a homework center, a group study/tutoring room, a 50-seat community meeting room, express-service checkout machines at the customer service desk, public access computers and WI-FI, staff areas, public restrooms, and a collection of 35,000 books and other library materials. In addition, the proposed project will provide on-site parking and a new signalized pedestrian crosswalk at the intersection of South Atlantic Avenue and Rose Street.

In June 2009, we informed your Board that the project would be implemented through design-build delivery method. After further consideration, it was determined to use the traditional design-bid-build delivery method to allow County staff to directly control and proactively manage the project in order to meet the schedule and budget previously approved by your Board. As part of this effort, Public Works has completed the demolition of the existing buildings and site remediation work on the acquired property using a Job Order Contract (JOC) to reduce the potential for unforeseen site conditions and to make the site ready for construction of the new library. Upon your Board's approval of the recommended agreement, Carde Ten Architects (Carde Ten) will be able to begin the library design using the completed community library needs assessment study and library building program provided by Public Library.

Following completion of construction documents and jurisdictional approvals, tentatively scheduled for January 2011, we will return to your Board to adopt plans and specifications and to advertise for construction bids.

Sustainable Design Program

Although the new library will be sized less than the 10,000 square feet threshold for compliance with the County's Energy and Environmental Policy, the project will achieve the United States Green Building Council Leadership in Energy and Environmental Design (LEED) 2009 for New Construction and Major Renovation Certified level certification by incorporating sustainable design features to optimize energy and water use efficiency, enhance the sustainability of the site, improve indoor environmental quality, and maximize the use and reuse of sustainable and local resources.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provision of Operational Effectiveness (Goal 1), Children, Family, and Adult Well-Being (Goal 2), and Community and Municipal Services (Goal 3), by investing in public infrastructure that will enhance cultural, recreational, and lifelong learning opportunities for County residents.

FISCAL IMPACT/FINANCING

The recommended agreement with Carde Ten is for a \$468,800 not-to-exceed amount. Sufficient appropriation is available in the Fiscal Year 2009-10 Capital Projects/Refurbishment Budget - East Rancho Dominguez Library project (Capital Project 77600) to award this agreement.

In October 2009, along with existing building demolition and site remediation, \$35,000 was transferred from utility connection budget line to the JOC construction line to cover the increased costs related to the exporting of the contaminated soil. The total project cost, including land acquisition, programming, design, plan check, construction, furniture and equipment, civic art, telecommunications, consultant services, miscellaneous expenditures, and County services, is currently estimated at \$7,530,000, which is \$200,000 more than the previously approved project budget of \$7,330,000. The Second District supplemented the Project budget with \$200,000 in Road Construction Program funds to cover the road construction eligible costs within the original project scope, thereby making funds available to cover the additional costs associated with achieving the appropriate LEED certification level.

The project is funded by \$1,571,000 of Second District Funds for Enhanced Unincorporated Area Services (Proposition 62), \$5,759,000 of Second District Various Improvements net County cost, and \$200,000 in Second District Road Construction Program funds.

Operating Budget Impact

The Public Library's Fiscal Year 2009-10 operating budget for the existing East Rancho Dominguez Library is \$950,000, which includes two vacant Librarian I positions that will be filled before the opening of the new library. The library has benefited from enhanced staffing through use of Enhanced Unincorporated Area Services (Proposition 62) funding, which will help offset the need for new staffing.

It is anticipated that the new library will begin operation in May 2012 and funding for the annual operating costs will be required at that time. The annual operating budget for

the new East Rancho Dominguez Library is estimated at \$1,010,000 based on the current costs for staffing, support, facility maintenance, and other operating costs that will be required. This represents a net increase of approximately \$60,000 that can be funded with ongoing Enhanced Unincorporated Area Services (Proposition 62) funds that are currently allocated within the Public Library's operating budget.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Pursuant to your Board's Civic Art Policy adopted on December 7, 2004, the project budget includes one percent of design and construction costs to be allocated to the Civic Art Fund.

The agreement will be in the form previously reviewed and approved as to form by County Counsel. The recommended contract was solicited on a competitive basis and is in accordance with applicable County requirements.

The contract will contain terms and conditions supporting your Board's ordinances, policies, and programs, including but not limited to: County's Greater Avenues for Independence and General Relief Opportunities for Work Programs (GAIN/GROW), Board Policy No. 5.050; Contract Language to Assist in Placement of Displaced County Workers, Board Policy No. 5.110; Reporting of Improper Solicitations, Board Policy No. 5.060; Notice to Contract Employees of Newborn Abandonment Law (Safely Surrendered Baby Law), Board Policy No. 5.135; Contractor Employee Jury Service Program, Los Angeles County Code, Chapter 2.203; Notice to Employees Regarding the Federal Earned Income Credit (Federal Income Tax Law, Internal Revenue Service Notice 1015); Contractor Responsibility and Debarment, Los Angeles County Code, Chapter 2.202; the Los Angeles County's Child Support Compliance Program, Los Angeles County Code, Chapter 2.200; and the standard Board-directed clauses that provide for contract termination or renegotiation.

Data regarding Carde Ten's minority participation is on file with Public Works.

ENVIRONMENTAL DOCUMENTATION

On June 16, 2009, your Board adopted a Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Program for this project in accordance with the California Environmental Quality Act.

CONTRACTING PROCESS

On October 5, 2009, a Request for Proposals was issued to eight firms recommended by the Architectural Evaluation Board to provide architectural/engineering design and consultant services for the project. On November 19, 2009, the Request for Proposals period was extended to include three additional firms recommended by the Architectural Evaluation Board as part of the solicitation. Of the 11 firms that were invited to propose on the project, a total of eight firms submitted proposals. On December 17, 2009, the proposals were evaluated by a panel of members from the Chief Executive Office, Public Library, and Public Works based on technical expertise, proposed work plan, experience, personnel qualifications, and understanding of the work requirements. The evaluation was done without regard to race, creed, color, or gender. Carde Ten was determined to be the firm best qualified to perform the design and consultant services.

Carde Ten has agreed to provide design and consultant services for a \$468,800 not-to-exceed fee. This fee includes design, construction administration, consultant, and additional/reimbursable services. Consultant services will include LEED certification services, model and rendering production, planning/design of audio-visual, data and telecommunications, signage, furniture, fixtures, and equipment for the proposed library. The construction administration portion of the fee proposed by Carde Ten is applicable to services during construction and will be billed only during construction. The fee for additional and reimbursable services will only be used if additional work is requested and approved by Public Works.

The negotiated fee is based on the County's architectural/engineering fee schedule approved by your Board on August 21, 1990. The negotiated fee has been reviewed by Public Works and is considered reasonable for the scope of work.

Carde Ten's fee schedule, Community Business Enterprise participation data, and three-year contracting history are on file with Public Works.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the recommended actions will have no impact on current County services or projects. The existing East Rancho Dominguez Library will remain open until the new proposed library facility is completed.

The Honorable Board of Supervisors
March 9, 2010
Page 6

CONCLUSION

Please return one adopted copy of this letter to the Chief Executive Office, Capital Projects Division; Public Library; and Public Works, Project Management Division I.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'W. T. Fujioka', with a long horizontal stroke extending to the right.

WILLIAM T FUJIOKA
Chief Executive Officer

WTF:GF:SK
DJT:AC:zu

Attachment

c: Executive Office, Board of Supervisors
Arts Commission
County Counsel
Department of Public Works
Public Library

March 9, 2010

ATTACHMENT

**DEPARTMENT OF PUBLIC WORKS:
EAST RANCHO DOMINGUEZ LIBRARY PROJECT
APPROVE REVISED BUDGET; AWARD AGREEMENT
SPECS. 7018; CAPITAL PROJECT 77600
(SECOND DISTRICT) (3 VOTES)**

I. PROJECT SCHEDULE

| Project Activity | Scheduled Completion Date | Revised Completion Date |
|---|--|--|
| Finalize Programming Documents | 08/17/09 | 11/13/09* |
| Finalize Scoping Documents | 11/16/09 | N/A |
| Award Design Contract | N/A | 03/02/10 |
| Execute Design Contract | N/A | 03/11/10 |
| Receive Technical/Cost Proposals | 02/08/10 | N/A |
| Select Design-Build Firm and Negotiate Scope/Cost | 04/15/10 | N/A |
| Award Design Build Contract | 05/12/10 | N/A |
| Construction Documents | 02/25/11 | 09/16/10 |
| Jurisdictional Approvals | 05/30/11 | 01/13/11 |
| Construction Start | 10/25/10 | 04/18/11 |
| Substantial Completion | 11/30/11 | 03/23/12 |
| Library Opening | 03/02/12 | 05/25/12 |
| Final Acceptance | 04/02/12 | 06/28/12 |

* Actual completion date.

II. PROJECT BUDGET SUMMARY

| Budget Category | Board-Approved Project Budget | Impact of this Action | Revised Project Budget |
|---|-------------------------------------|-----------------------------|------------------------------|
| Land Acquisition | \$ 926,500 | \$ 0 | \$ 926,500 |
| Construction | | | |
| Low Bid Construction Contract | \$ 3,010,000 | \$140,000 | \$ 3,150,000 |
| Job Order Contract (demolition & site remediation) | 70,000 | 35,325 | 105,325 |
| Change Orders | 301,000 | 0 | 301,000 |
| Youth Employment | 0 | 0 | 0 |
| Construction Consultants | 0 | 0 | 0 |
| Telecommunication Equip-Affixed to Building | 300,000 | 0 | 300,000 |
| Civic Art | 40,000 | 0 | 40,000 |
| Other (utility connections) | 125,000 | (35,325) | 89,675 |
| Other (off-site improvements and pedestrian signal) | 170,000 | 0 | 170,000 |
| Subtotal | \$ 4,016,000 | \$140,000 | \$ 4,156,000 |
| Programming/Development | \$ 40,000 | \$ 0 | \$ 40,000 |
| Plans and Specifications | \$ 400,000 | \$ 68,800 | \$ 468,800 |
| Plan Check and Jurisdictional Review | \$ 60,000 | \$ 0 | \$ 60,000 |
| Consultant Services | | | |
| Site Planning (Phase I Site Assessment) | \$ 26,000 | \$ 0 | \$ 26,000 |
| Hazardous Materials (Survey and Monitoring) | 60,000 | (8,800) | 51,200 |
| Geotechnical/Soils and Soils Testing | 75,000 | 0 | 75,000 |
| Materials Testing and Deputy Inspection | 75,000 | 0 | 75,000 |
| Cost Estimating | 14,000 | 0 | 14,000 |
| Topographic Surveys | 25,000 | 0 | 25,000 |
| Construction Management | 0 | 0 | 0 |
| Construction Administration | 0 | 0 | 0 |
| Environmental | 60,000 | 0 | 60,000 |
| Legal | 0 | 0 | 0 |
| Other (Building Commissioning) | 40,000 | 0 | 40,000 |
| Subtotal | \$ 375,000 | \$ (8,800) | \$ 366,200 |
| Furniture, Fixtures, and Equipment | \$ 560,000 | \$ 0 | \$ 560,000 |
| Miscellaneous Expenditures | \$ 51,750 | \$ 0 | \$ 51,750 |
| County Services | | | |
| Code Compliance and Quality Control Inspection | \$ 334,325 | \$ 0 | \$ 334,325 |
| Design Review | 0 | 0 | 0 |
| Design Services | 0 | 0 | 0 |
| Contract Administration | 69,808 | 0 | 69,808 |
| Project Management | 302,792 | 0 | 302,792 |
| Project Management Support Services | 30,000 | 0 | 30,000 |
| DPW Job Order Contract Management (Gordian) | 10,000 | 0 | 10,000 |
| ISD ITS Communications | 100,000 | 0 | 100,000 |
| Project Technical Support | 42,425 | 0 | 42,425 |
| Consultant Contract Recovery | 0 | 0 | 0 |
| Office of Affirmative Action | 11,400 | 0 | 11,400 |
| County Counsel | 0 | 0 | 0 |
| Subtotal | \$ 900,750 | \$ 0 | \$ 900,750 |
| Total Project Budget | \$7,330,000 | \$ 200,000 | \$ 7,530,000 |